

THE LINKS AT PELICAN POINTE

GENERAL INFORMATION AND RULES AND REGULATIONS

EXTRACTED FROM LINKS FORMAL DOCUMENTS: DECLARATION OF COVENANTS, BYLAWS, ARTICLES OF INCORPORATION

As well as Two Other Separate Documents:

Architectural Review Committee Operational and Homeowner Guidelines,

Revised January 5, 2021, and

Landscape Committee Operations and Homeowner Guidelines

Revised September 19, 2019

It is the obligation of each Links Association Member to read and comply with all the above documents. It is to be understood that this document of Rules and Regulations are to serve as guides and reminders, and to highlight the general code of conduct embodied in the Links Formal Documents.

These rules and regulations apply to all Links members, guests and lessees. They also are subordinate to Master Association of Pelican Pointe.

Approved 04/25/2023

Each homeowner:

- Holds a non-exclusive right and easement of enjoyment and use of the common property.
- The use of this property must be consistent with all Links Governing Documents.
- May delegate the right of enjoyment to family/household members, guests, tenants, lessees and contract purchasers.
- Must be thoroughly familiar with all Links Governing Documents.
- Must inform those delegated with the above rights of all Association rules and regulations.
- Must submit required evidence and information to the Association in a timely manner before delegating use of a unit. See Leasing, Insurance, and Guests, below.
- Is responsible for the Lot exterior as enumerated in Article 4.2.3 of the Covenants. This includes repair and replacement of glass surfaces, exterior door, trees, shrubs, lawns or landscaped areas, damage by golf balls, fire, wind, flood, tornado or hurricane, property damaged by gross negligence, cost of labor and materials for roofs in excess of reserve funds.
- Shall not conduct any unauthorized activity on any neighborhood Common Property.
- Shall not conduct improper, offensive, or unlawful activities on any Lot, neighborhood Common Property, or other Links improvements.
- May not conduct any trade, business, profession, or commercial activity on any portion of the Links Property nor on any Lot. See Covenants Article 2.9.1
- Non-payment of the quarterly assessment will result in loss of Association privileges, late fees, interest, etc. The quarterly assessment is due on the first day of the quarter.

When a homeowner sells, leases, or allows a guest to use a property, the owner must provide a copy of the Association Rules and Regulations and the Association Governing Documents to the buyer, lessee, or guest. This information is provided on the Argus website @ www.Argusvenice.com through the "Client Roster", Links @ Pelican Pointe, password= Links2023.

Homeowner's Association Property Management

Argus Management of Venice, Inc. manages the Links property on behalf of the Association.

Their information is:

Argus Management of Venice, Inc., 1062 E. Venice Ave., Venice, FL 34285

Tel: 941408-7413

Fax: 941 408-7419

Email: Melissa@argusvenice.com

Communications

Bulletin boards are located at each mailbox-cluster in the Links. The bulletin boards are reserved for Association business.

Board Meeting notices and other Association business will be posted as needed.

Personal notices may be posted on the bulletin board at the Links Community Pool.

Association Emergency Powers and Procedure

The Board has authority to take extraordinary action in the event of severe emergencies, such as hurricanes, and other contingencies. Association and homeowner requirements are enumerated. A list of emergency contacts will be included. See Articles of Incorporation, Section 3.4 and Florida Statute 720, Section 316.

House Water Control Valve

The interior sprinkler system must **never** be turned off. However, a control valve may be installed at owner's expense, this leaves the interior sprinkler system activated but turns off the rest of the house water system to prevent interior leakage while you are absent. Many of our residents have installed this system through their local plumber.

Exterior Sprinklers

Owners are to promptly notify the Links Management Company if sprinklers are hitting any part of your home, as this may cause damage. Also, please notify them of any malfunction of any part of the sprinkler system.

Emergency Contact Information

- Each Owner must supply the information on the form sent with the Annual Owners Meeting notice including:
- Out of Town phone number and address for seasonal or extended absences.
- Name and phone number of a local contact during seasonal or extended absences. Local contact should have a house key and your instructions.
- Such information is critical for the Board to have during any emergency. The owner should notify the Association's Management Company of any changes to this information.

Safety

- Homeowners are required to remove or secure loose items from the exterior of the lot (lanai, lawn and sidewalks) during periods of absence and during hurricane watches and warnings.
- No skateboarding or sports activities are allowed on sidewalks or streets.

Community Security

Pelican Pointe is a gated Community. As such, homeowners are obligated to comply with security and property access procedures established by the Pelican Pointe Master Association. Points of entry are the main gate at Center Road and two other gates to Pinebrook Ave. and to Hatchet Creek. Residents with transponders may use these other gates. Visitors, guests and vendors must use the main gate only.

Vehicle Restrictions

- The speed limit in Pelican Pointe is 25 mph.
- All residents must register vehicles. Registration forms are available at the main gate.
- All motor vehicles operated or parked within the Links must be licensed and insured for street operation.
- Motorcycles, motor scooters, mopeds, go-peds, go-carts, motorized skateboards, ATV's and similar vehicles may be operated, with proper muffler and must not create unreasonable annoyance or nuisance.
- Golf carts may be operated. Operators must be at least 15 ½ years of age.
- Bicycles are permitted.
- No motor vehicle, motor home, RV, boat or equipment may be repaired, serviced, painted, dismantled, rebuilt or constructed upon any lot.

Parking

- No overnight street parking is allowed in the Links community.
- Parking on grassed areas and landscaped areas is not allowed.
- When parking in driveways, do not obstruct streets or sidewalks.

- Parking in the pool lot is limited to only those using the pool during the hours 8 am - Dusk. Overnight parking is permitted from Dusk to 8 am.

Architectural Review Standards, Restrictions and Procedures

The Architectural Review Committee has the authority to regulate the use and appearance of the exterior of the Property. See Covenants Article 6.2.

All exterior changes to an owner's building or physical property require the approval of the Architectural Review Committee (ARC) through submission of an ARC review form.

This includes, but is not limited to, such changes to:

- Exterior windows, doors and storm or screen doors
- Driveways and lead sidewalks
- Garage Doors and Garage Door Screens
- Rain Gutters
- Outdoor Lighting and Security Cameras attached to building
- Flower pots, Statues, Lawn ornaments, Trellises

See Article 6 of the Covenants and a separate document, "Architectural Review Committee Regulations for Common Exterior Changes", for approval process and procedures.

Holiday Decorations

- Holiday decorations may be displayed and illuminated from Thanksgiving through January 15.
- All other holiday decorations may be displayed five (5) days prior to the holiday and must be removed no later than two (2) days after the holiday.

Garage Overhead Door

Garage doors are to be closed from dusk to dawn, this helps eliminate rodents, snakes and other unwanted "guests" from entering your residence.

Flags

Residents may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps or Coast Guard, or a POW-MIA flag. Game day flags for sports teams may be displayed for five (5) days before the game and must be removed within (2) days after the game has been played.

Signs

All signs, including open house and for sale, are prohibited on Links lots and common grounds except for open house signs approved by the Master Association.

Outside storage of Personal Property

- The personal property of any resident must be kept inside the resident's unit or screened-in lanai, except patio furniture and other tasteful personal property commonly kept outside.

- No personal property may be stored so as to be visible from any street; this restriction applies to any item placed outside or added to the landscape.
- Barbeque grills must be kept on a screened-in lanai, or in a garage, unless stored outside on a pad, and screened from view.

Landscape Standards

- The Landscape Committee has the authority to regulate all aspects of the Property Landscape. See Article 7 of the Declaration of Covenants.
- Alteration or addition to property landscaping requires the approval of the Landscape Committee via the Landscape Review Form.
- The Landscape Committee must approve in advance and in writing any plantings by homeowners in grassed areas.
- The Landscape Committee must approve in advance and in writing any rocks or borders to landscape.
- All citrus, fruit and ficus trees and vines are not permitted.
- Use of any wood or wood byproducts, including pressure treated wood, is not permitted due to the potential for termite infestation.
- Walkway lighting requires approval of the Landscape Committee.
- See Article 7 of the Declaration of Covenants and a separate document "Landscape Committee Operations and Homeowner Guidelines" for approval process and procedures.

Environmental Standards Nature Preserve Areas

- State and County laws forbid encroachment or alteration to conservation lands or water bodies.
- Feeding birds, alligators and other wildlife is prohibited.
- The Links Association is not responsible for injury to persons or pets due to encounters with wildlife. See Covenants Article 14.0.

Access by Neighborhood Association

- The Association's duly authorized representatives or agents shall, at all reasonable times, have and possess a reasonable right of entry and inspection on any Lot for the purpose of fully and faithfully discharging the duties of the Association. See Covenants Article 2.30.

Animals and Pets

- Two (2) common household pets are allowed.
- Pets shall not be unattended outside a dwelling.
- Pets must be carried or leashed when outside.
- Pet solid waste must be picked up by the owner.
- Proper insurance under the homeowners' policy is required.
- Pets shall not cause unreasonable nuisance or annoyance to other residents.

Golf Course

- The Pelican Pointe Golf and Country Club assumes no liability for any damage or injury. See Covenants Article 2.31.
- The Pelican Pointe Golf and Country Club does not permit golf practice or any non-golf activity on the Golf Course property at any time.

Weatherproofing, Termite and Other Insect or Pest Control

- Temporary protective storm covers for windows are allowed. See Article 9.4.1 of the Covenants.
- Termite control is the responsibility of the Links Association. See Covenants Article 9.4.2.
- Interior pest and other insect or pest control. See Article 9.4.3 of the Covenants.
- Residents should contact the Links Management Company for termite or other insect or pest problems.

Common Property

- There shall be no unauthorized activities permitted on any Links or Master Association Common Property.
- There shall be no obstruction or alteration of Neighborhood Common Property.
- The Board of Directors must grant exceptions to the foregoing in writing.
- See Covenants Articles 2.25, 2.23.1, 2.23.2, and 2.23.

Community Pool and Pool Grounds

- Pool use is restricted to residents and guests at the swimmer's risk.
- Pool hours are from dawn to dusk.
- No children under age 16 are allowed in the pool area without an adult.
- No food or beverages are allowed in the pool or within four (4) feet of the pool edge.
- Animals and glass are prohibited within the pool fenced area.
- Social functions or special activity use requests must be approved by the property manager or the Board in advance.
- Pool users must return pool furniture to its original location, umbrellas to their closed position and place trash in the receptacle when leaving the pool area.
- Owners must advise family, guests and lessees of pool and grounds use regulations.
- Homeowners are responsible for any damage done to the pool, pool furniture, or the pool grounds by homeowners, guests or lessee.
- Diving, running, or roughhousing in the pool area is prohibited.
- Balls of any kind and floating objects, except "noodles", loud music or disruptive behavior are prohibited.
- Only swim diapers are acceptable.

Waste Collection

- Recyclables, yard waste and garbage are collected on Thursday, of each week. For disposal of larger or unusual items, or for other questions, call Waste Management of Sarasota County: 941-493-4100.
- Waste material to be collected should be placed at curbside **only after 5:00 PM on the day prior to collection**. Containers must be removed promptly after collection.

Insurance

- Homeowner insurance, personal liability insurance and personal property insurance are the responsibility of each homeowner.
- Owners are cautioned to purchase Homeowner Insurance. Condo or Apartment Insurances are not acceptable.
- The dwelling must be insured in an amount equal to the maximum replacement value excluding foundation and excavation costs. See Covenants Article 11.4 and must include coverage on a Wind Damage policy.

- Proof of insurance must be provided to the Board of Directors through the Links Property Management Company upon purchase and each annual renewal thereafter. See Covenants Article 11.4.3.

Leasing a Property and Lease Application

- Leases are subject to the Covenants, Articles of Incorporation and By-Laws of the Neighborhood Association and the Master Association Declaration (Master Article 6.1.1).
- Leases of a unit must be for a term of at least ninety (90) days, with no more than two (2) leases in any twelve (12) month period.
- Leases must be in writing on a Lease Application Form obtained from the Management Company and submitted for approval at least thirty (30) days prior to lessee occupancy.
- The owner is responsible to control lessees using the property and provide the lessee with all Association governing documents and rules and regulations.
- Occupancy is limited to two persons per bedroom; exceptions require Board approval.
- See Covenants Article 2.9.

Guest Occupancy and Guest Application

- If the owner is present, guests (including, but not limited to, visiting family members) may occupy a unit without limitation.
- When an owner is not present, the owner must obtain a Guest Application for all guests, (including visiting family) from the Management Company and submit it to the Board for approval at least seven (7) business days in advance of the anticipated occupancy.
- Guest usage in the absence of the owner shall not occur more than seventy-five (75) days in any twelve (12) month period without the prior written consent of the Board.
- The owner is responsible to control guests using the property and to provide guests with all Association governing documents and rules and regulations.
See Covenants Article 2.9.

Sale of Property

Any owner desiring to sell their Lot shall submit the appropriate Selling/Transfer of Lot Form for approval on the form promulgated by the Board and accompanied with the established fee. This form may be obtained from the Links Management Company. The seller must provide copies of the Association's Declaration of Covenants, Bylaws, Articles of Incorporation and Rules and Regulations to the new owner.